

**ALCOA MUNICIPAL/REGIONAL  
PLANNING COMMISSION MINUTES  
October 21, 2021  
5:30 P.M.**

The Alcoa Municipal/Regional Planning Commission met in regular session on October 21, 2021, at the Alcoa Municipal Building Council Chambers. Commissioners present were Chairman Clarence Williams, Mark Johnson, John (Rocky) Rochelle and Kathy Thompson. Jeremy Pearson, Megan Brooks and Ashley Miller were present as city staff.

**APPROVAL OF MINUTES:**

The minutes of the September 16, 2021, meeting were declared approved, as submitted, and requested to be filed.

**CITIZEN COMMENTS:**

None.

**REQUESTS FOR PRELIMINARY/FINAL APPROVAL:**

**Consideration of a request by Zeb Beason (MBI Companies, Inc.) to replat three (3) lots into two (2) lots, Ruth Long Property, 3305 and 3307 Melody Lane (Urban Growth Boundary/Tax ID 038 006.00) (Project PLT-21-039).**

Staff recommended approval of the preliminary and final plat, subject to the following stipulations:

- 1) A revised plat denoting—
  - a. Addition of distance measurement from the gravel drive to the adjoining property line on Lot 2, with any encroachment into perimeter easement to recognize non-conformity per a plat note (i.e., said may remain until such time it is removed or destroyed, with all setbacks to be met for any replacement drive);
  - b. Revision to access easement to state “Joint-Permanent Access Easement”;
  - c. Addition of plat notes as follows:
    1. “There is hereby established, upon recording of this plat, a joint-permanent access easement across Lot 2 in favor of Lot 1, with said easement being 164 square feet. Land area and driveway improvements to be placed thereon shall be maintained jointly by owners of Lots 1R-A and 1R-B.” (Note that See Plat Note \_\_\_\_ shall be labeled to said JPE);
- 2) Approval of engineering;
- 3) Approval of utilities;
- 4) Approval by Blount County Environmental Health, note subsurface sewage disposal certifications shall be at their discretion;
- 5) Execution of the necessary signatures and recording of plat; and,
- 6) Meeting all other city requirements.

Commissioner Rochelle made a motion to approve the preliminary and final plat, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

**REQUESTS FOR PRELIMINARY APPROVAL:**

**Consideration of a request by LandTech, LLC to replat one (1) lot into six (6) commercial lots and extend Franck Street, being a private access road, Springbrook Farm Development, former Alcoa West Plant Property, west corner of Tesla Boulevard and Marconi Boulevard (Tax ID 036K A 012.00) (Project # DEV-21-031).**

Staff recommended preliminary plat approval, subject to the following:

- 1) A revised plat denoting—
  - a. Identification of Lot 2R1-2 (in its entirety) for the expansion of Franck Street, replatting Lot 2R1-2 into Lot 2R1-2R1, in lieu of said being constructed within a separate lot for its construction (Note that “Formerly Lot 2R1-2” needs to be added to lot identification references);
  - b. Absorption of Lot 2R1-2’s irregular lot line “portion” into adjoining Lot 2R1-3 (Note that this irregular portion is the result of a prior intent to extend the Hertz Street segment of Lot 2R1-2);
  - c. Identification of “to be” created Lots 2R1-3 through 2R1-9 as Lots 2R2-3 through Lots 2R2-8 (Note that said lot sequence represents the second revision of original Lot 2 of which an additional six (6) lots are being created);
  - d. Addition of “and 2R1-2 into Lots 2R1-2R1 and 2R2-3 through 2R2-8” to “Lot 2R1 of Springbrook Farm S/D” to title block for **“Lots 2R1 and 2R1-2 into Lots 2R1-2R1 and 2R2-3 through 2R2-8 of Springbrook Farm S/D”**;
  - e. Revision to General Note #8 by replacement of ““G” – Heavy Industrial District” with ““E-1” – Planned Commercial Unit Development”, to include replacement of “7 Lots” with “6 Lots”;
  - f. Revision of “Property Information for Lots 2R1-3 through 2R1-9” with “2R2-3 through 2R2-8”;
  - g. Addition of Plat Note #'s 1 through 18 of Springbrook Farm S/D, Blount County Map File 3933A, with Lot #'s (as applicable) to be updated to reflect this plat proposal;
  - h. Addition of “Group A” to Tax ID reference identified along with Deed Book and Page and Plat Cabinet references;
- 2) Removal of “Preliminary” from surveyor stamp and title block for final recording, with “Preliminary” to be replaced with “Final” within title block;
- 3) Addition of Alcoa Certification Blocks, at time of final plat review and for recording, as follows:
  - a. CERTIFICATE OF APPROVAL OF SANITARY SEWER;
  - b. CERTIFICATE OF APPROVAL OF WATER;
  - c. CERTIFICATE OF APPROVAL OF STREET NAMES;
  - d. CERTIFICATE OF APPROVAL OF ELECTRIC;
  - e. CERTIFICATE OF APPROVAL OF STREET NAMES;
  - f. CERTIFICATE OF APPROVAL OF STREETS;
  - g. CERTIFICATE OF APPROVAL FOR RECORDING
  - h. CERTIFICATE OF OWNERSHIP AND DEDICATION (Note, with ownership changes occurring, ownership(s) signature(s) to reflect owner(s) of all lots replated, which includes lot for common/private driveways);
  - i. CERTIFICATION OF SURVEY ACCURACY;
  - j. CERTIFICATE OF APPROVAL OF STORMWATER;
  - k. CERTIFICATE OF STORMWATER MAINTENANCE CONTROL MEASURES;
- 4) Approval by engineering;
- 5) Approval of utilities;
- 6) Submittal, review and approval of a FINAL plat by the Alcoa Municipal/Reginal Planning Commission for recording by the applicant; and,
- 7) Meeting all other city requirements.

Commissioner Johnson made a motion to approve the preliminary plat, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

REQUESTS FOR FINAL APPROVAL:

**None.**

MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:

**None.**

CONCEPT PLAN APPROVAL:

**Consideration of a request by Chris Soro (C2RL Engineering, Inc.) for a concept plan for a proposed hotel and restaurant mix, Springbrook Farm Development, former Alcoa West Plant Property, Tesla Boulevard and Pauling Street (Tax ID 036K A 005.00) (Project # DEV-21-040).**

Staff recommended concept plan approval, subject to the following:

- 1) A revised concept plan denoting—
  - a. Updated drawing revisions set to scale;
  - b. Addition of location map;
  - c. Expansion of "Joint Permanent Easement" to reflect that shown per the plat (i.e., a width of 40 feet and extended from the property line along Pauling Street);
  - d. Internal drive off-sets between "Joint Permanent Easement" drive and Pauling Street access to be reconfigured for alignment (Note that hotels two (2) points of access to and from Joint Permanent Easement to and from parking area and drop-off/pick-up areas are of concern and need further evaluation/study as part of a detailed site plan review);
  - e. Maintaining a minimum perimeter open space and landscaping buffer of 10 feet in width for parking and drives, with said to be measured from all exterior and interior property lines to back of curb (Note that measurement references need to be added to concept);
  - f. Maintaining two-way vehicular drives at 25 feet in width, with standard parking to be maintained at 9.5 feet by 18 feet and ADA accessible to be 8 feet by 18 feet and include an 8 feet hatched aisle for van accessibility and 5 feet for standard accessibility (Note that measurement references need to be added to concept/Note that property size and access constraints are precipitating a one-way circulation pattern and drive widths may be reduced for such a pattern);
  - g. Addition of required vehicular parking ratios to be maintained for each use, which may be per a concept note, with bike parking requirement to also be referenced;
  - h. Addition of sidewalk along both Pauling Street and Centennial Park Boulevard, with internal pedestrian connections thereto shown at Pauling Street and Tesla Boulevard for the hotel and Pauling Street and Centennial Park Boulevard for the restaurant;
- 2) Submittal, review and approval of detail site plans by the Alcoa Municipal/Regional Planning Commission, as well as the same for exterior building elevations, as each lot develops, with said to also include detailed reviews for engineering, stormwater management, fire and utilities, etc. (Note that fire access and circulation is to be studied further, including dumpster locations, with an overall circulation sheet to be incorporated

into plan sets for identification of fire truck and garbage truck routes shown to be achievable via provided vehicle templates);

- 3) Review and approval of submitted preliminary/final subdivision plat by the Alcoa Municipal/Regional Planning Commission for recording;
- 4) Submittal, review and approval of detail landscaping plans by the Alcoa Tree Board, as each lot develops; and,
- 5) Meeting all other city requirements.

Commissioner Rochelle made a motion to approve the concept plan, subject to staff's stipulations as presented. Commissioner Johnson seconded the motion, and it passed unanimously.

**Consideration of a request by Ron Whittaker (C2RL Engineers, Inc.) for site plan approval for a restaurant, Kickback Jack's, Springbrook Farm Development, former Alcoa West Plant Property, Franck Street (P/o Tax ID 036K A 010.00) (Project # DEV-21-041).**

Staff recommended concept plan approval, subject to the following:

- 1) A revised concept plan, denoting—
  - a. Addition of "Lot 2R1-2 (Common Area for Common Driveway Easement/JPE)", to the areas of Faraday Street and Franck Street;
  - b. Addition of "35' Peripheral Building Setback" along N. Hall Road for identification of peripheral setback, with distances also provided from property boundaries to the closest building walls for other setbacks (Note that setbacks not considered to be peripheral within Planned Commercial Unit Development District are per an approved development plan);
  - c. Addition of parking calculation table to include gross floor areas and bicycle parking calculations;
  - d. Addition of calls and dimensions of all property boundaries (Note that a plat to create the lot from the larger landholding shall be submitted with site plan);
  - e. Addition of actual lot area, once known;
  - f. Revision to the access points along Frank Street (Note that only one point may be permissible at this location, as the minimum driveway separations from centerline to centerline are not being maintained);
  - g. Revision to the dumpster enclosure (Note, as shown, the location cannot be accessed with city garbage trucks);
  - h. Addition of a hatched buffer adjacent to both sides of the dumpster area, as no parking shall occur in said areas;
  - i. Label lot coverage calculations (Note the lot coverage exceeds 70%, however, the lot coverage for a PUD is factored based on the entire open space of the development);
  - j. Addition of all pavement markings, including stop bars;
  - k. Addition of bike rack to city specifications, with detail provided for same;
  - l. Addition of Springbrook Farm standard detail for sidewalk along property's Franck Street frontage, as detail sheet C2.2 is referenced but was not included in the submittal;
  - m. Addition of detail for dumpster pad and screening;
  - n. Addition of detail for lighting (i.e., exterior lighting fixtures and poles);

- 2) Revised exterior building elevations that have:
  - a. Verified minimum five percent (5%) window area is being maintained on all elevations;
  - b. Modified parapet walls to adequately screen all roof mounted equipment from public view from public roadways;
  - c. Notations identifying that "Signage is to be submitted, reviewed and approved for permitting by planning";
- 3) Approval of engineering, including, but not limited to, pavement markings for stop bars, crosswalks, etc.;
- 4) Approval of stormwater management;
- 5) Approval of soils management plan, with detailed reviews occurring as detailed site planning progresses;
- 6) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 7) Incorporating plan for exterior lighting consistent with Springbrook Farm fixtures and temperature matrix;
- 8) Approval by Fire;
  - 9) Approval of landscaping plan by Alcoa Tree Board;
- 10) Approval of solid waste/dumpster location, pad and screening by Public Works and Engineering;
- 11) Approval of bike rack and location;
- 12) Installation of ADA accessible sidewalk, to city specifications/per Springbrook Farm standard detail, along the property's private road/common driveway frontage/Franck Street (Note that the necessary truncated domes shall be incorporated and on-site pedestrian connection provided);
- 13) Addition of the Texas Roadhouse site plan for the adjoining lot;
- 14) Submission of a preliminary and final plat to create proposed lot; and,
- 15) Meeting all other city requirements.

Commissioner Johnson made a motion to approve the concept plan, subject to staff's stipulations as presented. Commissioner Rochelle seconded the motion, and it passed unanimously.

OLD BUSINESS:

**Consideration of a request by Chris Soro (C2RL Engineering, Inc.) for a revised plat to replat one (1) lot into two (2) lots, Springbrook Farm Development, former Alcoa West Plant Property, Tesla Boulevard and Pauling Street (Tax ID 036K A 005.00) (Project # PLT-21-040).**

Staff recommended preliminary and final plat approval, subject to the following:

- 1) A revised plat denoting—
  - a. Revision of lot numbers from Lots 6R2-4A and 6R2-4B to 6R1-4R1(A) and 6R1-4R1(B);
  - b. Revision of lot numbers reflected below by "Bold" print, Plat Note #18, as follows:  
"Addition of plat note stating "A joint permanent vehicular and pedestrian cross access easement for ingress and egress on, over, upon and across **Lot 6R1-4R1(A) to Lot 6R1-4R1(B)** for the benefit of **Lot 6R1-4R1(B)** is hereby established, as shown. Land

area and driveway improvements to be placed thereon shall be maintained jointly by owners of **Lots 6R1-4R1(A) and 6R1-4R1(B).**”;

- c. Revision to plat notes as follows:
    1. Replacement of “Lots 6R2-4A and 6R2-4B” with “Lots 6R1-4R1(A) and 6R1-4R1(B)”, Plat Note 2;
    2. Replacement of “Lots 6R2-4A and 6R2-4B” with “Lots 6R1-4R1(A) and 6R1-4R1(B)”, Plat Notes 10 and 12;
  - d. Revision to title of Tax Map reference box, bottom right corner, with “Replat of Lot...” to be replaced with “Replat of Lot 6R1-4 into Lots 6R1-4R1(A) and 6R1-4R1(B)”;
  - e. Revision to title block for replacement of “Lots 6R1-4A and 6R1-4B” with Lots 6R1-4R1(A) and 6R1-4R1(B)”;
- 2) Approval of submitted concept plan by the Alcoa Municipal/Regional Planning Commission, in conformance with provisions of the Planned Commercial Unit Development District for consideration of a conceptual layout of “to be” platted area;
  - 3) Approval by engineering;
  - 4) Approval of utilities;
  - 5) Execution of the necessary signatures and recording of plat; and,
  - 6) Meeting all other city requirements.

Commissioner Johnson made a motion to approve the preliminary and final plat, subject to staff’s stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

**Consideration of a request by David Poe (Batson, Himes, Norvell & Poe) for site plan approval for Alcoa Mini-Storage, Airport Highway, Starlite Road and Reed Road (Tax ID 009I A 007.00-011.02) (Project DEV-21-030).**

Staff recommended site plan approval, but noted the recommendation stipulated the building elevations would need to be resubmitted once more complete, subject to the following:

- 1) A revised site plan denoting—
  - a. Addition of calls and dimensions of all property boundaries (Note the plat consolidating the lots shall be recorded prior to the issuance of any permits);
  - b. Removal of grading beyond the property boundaries;
  - c. Addition of the solid waste area (Note rollouts will need to be screened and a detailed provided. Additionally, the location will need to be accessible to the city garbage trucks), with no waste area to be provided captured via a site note;
  - d. Addition of a landscape buffer adjacent to the Reed Road Right-of-Way (Note this adjoins residential properties);
  - e. Addition of all pavement markings, including stop bars (Note drive aisles under 25-feet in width shall be marked and signed as one-way. Additionally, the drive aisle calls needs to from bollard to bollard between buildings, as this is less than 30-feet);
  - f. Revision to the parking stall width to be a minimum of 9.5-feet;
  - g. Addition of detail for lighting (i.e., exterior lighting fixtures and poles);
  - h. Addition of the overhead electric easement near the detention pond;
  - i. Addition of a gate to the security fence to access the 20-foot traversable access easement, stormwater easements and the overhead electric easement;

- j. Notations identifying that "Signage is to be submitted, reviewed and approved for permitting by planning";
  - k. Extension of cross-hatching to include both sides of the "main" drive entrance perpendicular to the internal "main" drive shown in hatching, incorporating also the ramp similar to the rear hatching application;
  - l. Removal of sidewalk section, as it is recommended in this case a deposit be made into the city's sidewalk fund in lieu of its construction (Note that sidewalks are not provided or planned along this portion of roadway at this time/Refer to #12 below);
  - m. Addition of limits of roadway improvements "to be" constructed as a part of this project, with said to extended from portion of Starlite Road identified by state as "to be" improved in conjunction with Alcoa Highway Relocated Project (US129) to a distance 25 feet from eastern radius of ingress/egress to site (Note that roadway limits to include "See Detailed Cross-Section for Starlite Road, Sheet 7a"/Note also that coordination with TDOT needs to occur to ensure that state plans are revised to match increased width precipitated by this project);
- 2) Revised exterior building elevations that have:
- a. Verified minimum five percent (5%) window area is being maintained on all elevations in view from a public roadway;
  - b. Notations of all materials, with materials to be shown in conformance with city's exterior building design provisions (Note exterior walls visible from a public roadway shall not be comprised of exposed metal or flat-faced concrete block);
  - c. Building elevation plan sheets need to be set to scale and a graphic scale provided;
- 3) Resubmittal, review and approval of exterior building elevations by the Alcoa Municipal/Regional Planning Commission, as elevation details are not provided, with no permits for site grading and building construction to occur until such time said have been approved;
- 4) Approval of engineering, including, but not limited to, pavement markings for stop bars, etc.;
- 5) Approval of stormwater management;
- 6) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 7) Approval by Fire;
- 8) Approval of landscaping plan by Alcoa Tree Board;
- 9) Approval of solid waste location, pad and screening by Public Works and Engineering;
- 10) Submittal, review and approval of "Plat of Correction" by Alcoa Municipal/Regional Planning Commission, at project's completion and in conformance with planned development provisions, to be recorded and reflect as-built site layout and any necessary public utility and water quality easements;
- 11) Installation of public sidewalks along all road frontages, or provide for appropriate equivalent, designed to city specifications, with said to include pedestrian connections thereto, be ADA accessible and incorporate any necessary truncated domes (Note the preferred option in this case is to contribute to the sidewalk reserve fund, as pedestrian facilities are not currently in this general area);
- 12) Exempting the storage use from the bike parking requirement;

- 13) Coordination with TDOT to ensure that state plans are revised to match increased width precipitated by this project, per #1m above); and,
- 14) Meeting all other city requirements.

Commissioner Thompson made a motion to approve the site plan, subject to staff's stipulations as presented, noting the building elevations would need to be resubmitted once more complete. Commissioner Rochelle seconded the motion, and it passed unanimously.

**Consideration of a request by Bill Seeley (Seeley Wallis Investments, LLC) for site plan approval for a TDOT perimeter fence, Middlesettlements Road (Tax ID 046 018.00-018.03) (Project DEV-18-041).**

Staff recommended site plan approval, subject to the following:

- 1) A revised site plan denoting—
  - a. All fencing and fencing components shown to be located outside of visibility triangles (Note that fencing appears to encroach into triangles shown on Lots 2 and 3/Note also that it is recommended that fencing be constructed to taper in overall height as said approaches visibility triangles);
  - b. Identification of TDOT access control limits, with fencing shown to be located outside of said limits to be relabeled to state "Fencing to be installed along lot frontage, with fencing to be constructed to match TDOT chain link fence replacement (Plank Fencing Painted Black)";
- 2) Approval of engineering (As noted on the drawing, triangle on Lot 3 may need to be adjusted due to site conditions (as-built), the horizontal curve on Middlesettlements Road, and the off-ramp location east of Lot 3);
- 3) Approval of utilities for review of any adverse impacts or conflicts;
- 4) Approval by TDOT; and,
- 5) Meeting all other city requirements, to include filing of Development Application and payment of \$100.00 filing fee and review for issuance of Building Permit.

Commissioner Rochelle made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

**NEW BUSINESS:**

**Consideration of a request by Scott Henderson (Sterling Engineering, Inc.) for site plan approval for a gas pump and additional paved parking, Doug Justus Auto Sales, located at 3740 Alcoa Highway (Tax ID 018 013.00) (Project DEV-21-042).**

Staff recommended site plan approval, subject to the following:

- 1) A revised site plan denoting—
  - a. Addition of 10-foot perimeter parking buffers along all property lines (Note several of the proposed improvements encroach into the buffer);
  - b. Addition of boundary line calls;
  - c. Addition of a site note stating that "the submittal of a plat for review and approval by the Alcoa Municipal/Regional Planning Commission is required to capture the new property boundaries and lot area for a recording prior to the issuance of a grading permit for construction of identified improvements;



- d. Revision to reflect the latest plat of record once "c" above has been met and prior to receiving the engineering stamp of approval by the city;
  - e. Revised site area and impervious calculations, as the data is referencing the 11.61 acre Lot 1R as created by Plat 3695A (Note the new impervious areas shall be totaled for tree requirement);
  - f. Addition of a turnaround to meet the Fire Department's requirements at the existing maintenance building, as the existing circulation drive will be removed by TDOT;
  - g. Addition of the drive aisle widths for the larger parking/storage area;
  - h. Addition of all improvements as shown on Plat 3695A, as the linework is running together on the site plan and circulation on the site is difficult to discern;
  - i. Addition of a five (5) foot landscaped termination island at the end of each run of parking stalls (i.e., at main parking intersection with perpendicular area identified as "For Inventory Storage Use and Accessible by Employees ONLY", as well as at expansion of three (3) stalls adjacent to pad identified as "Existing Concrete";
  - j. Addition of a landscaped island of five (5) feet in width and 18 feet deep shall be installed between every 15 parking spaces and parking stalls terminated with islands of same dimension for public parking area expansion to side of "Existing Building" for office (Note that the absence of these islands only applies to the inventory and storage areas);
  - k. Addition of striping and "no parking" adjacent to and on both sides of the new dumpster pad location;
  - l. Addition of the recorded instrument associated with the TDOT acquisition;
  - m. Addition of a label to the hatched area shown along the rear of the property;
  - n. Addition of a detail of the gas tank and any associated awnings (if applicable);
  - o. Addition of improvements indicating how main entrance impacts for access to and from main office building are to be addressed due to an irregular removal by identified on the plan by TDOT;
  - p. Addition of tree count calculation based upon added paved surface area;
- 2) Approval of engineering;
  - 3) Approval of stormwater management;
  - 4) Approval of utilities, if applicable, with all utilities to be underground (Note that lighting fixtures shall be designed and installed to project light downward);
  - 5) Approval by Fire for location and installation of "Proposed Gas Pump";
  - 6) Approval of landscaping plan supplement by Alcoa Tree Board to provide for minimum requirement for the planting of two (2), two-inch (2") caliper trees;
  - 7) Submittal, review and approval of a preliminary/final subdivision plat by the Alcoa Municipal/Regional Planning Commission; and,
  - 8) Meeting all other city requirements (i.e, securing the necessary grading and building permits).

Commissioner Johnson made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner Rochelle seconded the motion, and it passed unanimously.

**Consideration of a request by Rusty Baksa (Land Development Solutions) for site plan approval for site modifications for storage building and utility trailer sales, Leonard USA, 3262 Alcoa Highway (Tax ID 017 084.02) (Project # DEV-21-043).**

Staff recommended site plan approval, subject to the following:

- 1) A revised site plan denoting—
  - a. Addition of curbing to termination islands and frontage road improvement section, and be designed to match existing, with outlets, etc., permissible in conformance with best management practices (Note that notation on each side of entrance/exit to public parking area needs to be added stating “Curb to match existing” with arrows included);
  - b. Addition of frontage road width measurement from face of curb to face of curb (i.e., appearing to be 30 feet);
  - c. Addition of termination island, a minimum of 5-feet in width, at “Storage Building Display” termination with main driving aisle, providing for an enter/exit width of 38-feet between the “to be” added termination island and island shown at termination of public parking (Note that said is where the storage/inventory area intersects with the main driving aisle);
  - d. Addition of hatched termination islands at trailer storage parking row terminations, with 20-foot drive to be increased to 25-feet (if determined necessary by fire);
  - e. Addition of stop bars at public parking areas intersection with frontage road, as well as intersection of main driving aisle from “Proposed Inventory Storage and Sales Lot”;
  - f. Addition of “Existing Dumpster” label, if pad represents existing dumpster located to rear of “EX BLDG”;
  - g. Addition of standard detail for ADA parking signage, with said to include “Van Accessible” and “\$200.00 Fine” signage;
- 2) Verification of recorded replat, replating Lot 2R into 2R1, with Blount County Map File # to be provided (Approved subject to stipulations by ARPC April 15, 2021);
- 3) Approval of engineering, including, but not limited to, pavement markings (i.e., stop bars, etc.);
- 4) Approval of stormwater management for any modifications determined to have storm impacts;
- 5) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 6) Approval by Fire for access/circulation;
- 7) Approval of tree planting locations by Alcoa Tree Board (i.e., addition of two, two-inch caliper trees for compliance with minimum tree requirement) (Note that tree locations may be added to site plan drawing and need to be placed outside of 25-foot visibility triangles at driveway intersecting points); and,
- 8) Meeting all other city requirements.

Commissioner Thompson made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner Johnson seconded the motion, and it passed unanimously.

**Consideration of a request by Brandy Zackery (Arnold Consulting Engineering Services, Inc.) for site plan approval for the extension of Franck Street, being a private access road, Springbrook Farm Development, former Alcoa West Plant Property, off Tesla Boulevard, (Tax ID 036K A 012.00) (Project # DEV-21-031).**

Staff recommended site plan approval, subject to the following:

- 1) A revised site plan denoting—
  - a. Incorporation of plat item comments for the replatting of Lot 2R1-2 into Lot 2R1-2R1, in lieu of said being constructed within a separate lot for its construction (Note that comments include, but are not limited to, the absorption of Lot 2R1-2's irregular lot line "portion" into adjoining Lot 2R1-3/Note further that this irregular portion is the result of a prior intent to extend the Hertz Street segment of Lot 2R1-2);
  - b. Identification label of "Proposed Lot 2R1-2R1" to Franck Street;
  - c. Addition of ADA accessible ramps/truncated domes at all sidewalk intersections having driveway cuts onto extension of Franck Street;
  - d. Addition of ADA accessible ramps/truncated domes, crosswalks and stop bars for creation of three-way intersection at Franck Street and Hertz Street, per city engineering approval following further study (Note said represents a carryover of the crosswalk and stop bar configuration (as shown) for the extended proportion of Franck Street/Note also that at such time the adjoining lots develop sidewalk sections will be added to connect to these ADA accessible ramps/truncated dome sections);
  - e. Addition of Stop bars to crosswalks shown at Franck Streets hammerhead drive termination;
  - f. Addition of standard detail for 7-foot sidewalk section, per approved detail drawn by C2RL Engineering;
  - g. Revision to plat notes as follows:
    1. Replacement of "Lots 6R2-4A and 6R2-4B" with "Lots 6R1-4R1(A) and 6R1-4R1(B)", Plat Note 2;
    2. Replacement of "Lots 6R2-4A and 6R2-4B" with "Lots 6R1-4R1(A) and 6R1-4R1(B)", Plat Notes 10 and 12;
  - h. Revision to title of Tax Map reference box, bottom right corner, with "Replat of Lot..." to be replaced with "Replat of Lot 6R1-4 into Lots 6R1-4R1(A) and 6R1-4R1(B)";
  - i. Revision to title block for replacement of "Lots 6R1-4A and 6R1-4B" with Lots 6R1-4R1(A) and 6R1-4R1(B)";
  - j. Addition of street lighting poles, if applicable;
- 2) Approval of engineering, including, but not limited to, pavement markings for stop bars, crosswalks, etc.;
- 3) Approval of stormwater management;
- 4) Approval of soils management plan, with detailed reviews occurring as detailed site planning progresses;
- 5) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward)
- 6) Incorporating plan for exterior lighting consistent with Springbrook Farm fixtures and temperature matrix, if lighting is to be included as part of this project;
- 7) Approval by Fire for access/circulation;
- 8) Installation of ADA accessible sidewalks, to city specifications/per Springbrook Farm standard detail, along the property's private road/common driveway frontage/Franck Street extended (Note that the necessary truncated domes, crosswalks and stop bars shall be incorporated);

- 9) Installation of FINAL asphalt topcoat to existing common drives in place for Faraday, Franck and Hertz Streets (Lot 2R1-2) (Note that approval and recording of future FINAL plat to involve replat of Lot 2R1-2 for Franck Street "Extended"); and,
- 10) Meeting all other city requirements.

Commissioner Rochelle made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner Johnson seconded the motion, and it passed unanimously.

**Consideration of a request by Brandy Zackery (Arnold Consulting Engineering Services, Inc.) for site plan approval for a restaurant, Springbrook Farm Development, former Alcoa West Plant Property, Franck Street extended (P/o Tax ID 036K A 012.00) (Project # DEV-21-044).**

Staff recommended site plan approval, including approval of the exterior building design, subject to the following:

- 1) A revised site plan denoting—
  - a. Incorporation of plat item comments for the replatting of Lot 2R1-2 into Lot 2R1-2R1, in lieu of said being constructed within a separate lot for its construction (Note that comments include, but are not limited to, the absorption of Lot 2R1-2's irregular lot line "portion" into adjoining Lot 2R1-3/Note further that this irregular portion is the result of a prior intent to extend the Hertz Street segment of Lot 2R1-2);
  - b. Identification label of "Proposed Lot 2R1-2R1" to Hertz Street and Franck Street, with "Franck Street- Private (Common Driveway Esmt)" label to also be included;
  - c. Addition of ADA accessible ramps/truncated domes at all sidewalk intersections having driveway cuts onto extension of Franck Street;
  - d. Addition of ADA accessible ramps/truncated domes, crosswalks and stop bars for creation of three-way intersection at Franck Street and Hertz Street (Note said represents a carryover of the crosswalk and stop bar configuration (as shown) for the extended proportion of Franck Street/Note also that at such time the adjoining lots develop sidewalk sections will be added to connect to these ADA accessible ramps/truncated dome sections);
  - e. Addition of internal pedestrian connection section from dumpster area curb line to sidewalk along Franck Street extended, as it appears to have been inadvertently omitted, with said internal pedestrian connection to be ADA accessible (Note that ramps need to be provided at curb lines to crosswalks);
  - f. Addition of minimum perimeter open space and landscaping buffer measurement of 10 feet in width, measured from the property lines to the back of curb (Note that measurement needs to be shown at interior property line of the proposed adjacent lot (Lot 2R2-4), as well as from the property's N Hall Road frontage/property line);
  - g. Addition of "Proposed Lot 2R2-4" label to adjacent proposed lot for reference;
  - h. Addition of standard detail for 7-foot sidewalk section, per approved detail drawn by C2RL Engineering;
  - i. Addition of two (2) fixed barrier postguards at front opening of dumpster placed at each corner (Note that the postguards shall meet the minimum width of clearance);
  - j. Addition of parking pole lighting detail, in conformance with approved lighting for Springbrook Farm (See #7 below);
  - k. Addition of "Van Accessible" and "\$200.00 Fine" to ADA parking signage detail;

- l. Addition of bike rack location, and detail, in conformance with parking provisions;
  - m. Revision to "Development Summary" as follows:
    - 1. Updates, as applicable, to reflect plat comments (i.e., acreage, lot coverage, etc.);
    - 2. Replacement of 16 parking spaces required with 17 spaces, as count is to be a fraction thereof;
    - 3. Addition of bike rack requirement and provided numbers;
    - 4. Addition of impervious parking surface for required tree count (i.e., two, two inch caliper trees for every 4,000 square feet of paved surface area), as well as site's total impervious surface (square footage and percent (%) coverage), amount of disturbed area, tabulation of revision dates (Note that the square footage reference needs to be captured in addition to percent reference for "Lot Coverage (Total)");
  - n. Replacement of "Lot 2R1-3 with "2R2-3" within title block, with restaurant name (once official) to be inserted for final approved plan set);
  - o. Addition of "To Be Removed As Part of Franck Street Road Extension" label to portion of Hertz Street to be terminated and replaced with linear curb edge, terminating Hertz Street at Franck Street;
- 2) Revised exterior building elevations that have:
- a. Incorporated pilasters (or a similar treatment) to each side elevation ("E7/Side Elevation and J7 Side Elevation"), as said exceed the 30 to 60 liner feet range without having a minimum projection or recess 12 to 36 inches;
  - b. Incorporated window areas to maintain a minimum five percent (5%) window area to each side elevation ("E7/Side Elevation and J7 Side Elevation"), with the front elevation appearing to be compliant (Note that front elevation is to be verified and all elevations need to include notations that a minimum five percent (5%) window area is being maintained/Note also that the "Rear Elevation" is not in view from a public roadway and is exempt from the requirement);
  - c. Identification of "CMU" to be of an architectural finish or split face, as said is in view from each side elevation ("E7/Side Elevation and J7 Side Elevation");
  - d. Modified parapet walls, if/where necessary, to adequately screen all roof mounted equipment from public view from public roadways (Note that roof mounted equipment needs to be shadowed onto elevation drawings);
  - e. An expanded notation to "Signage By Others" ("E1/Front Elevation") stating that "Signage is to be submitted, reviewed and approved for permitting by planning";
- 3) Approval of engineering, including, but not limited to, pavement markings for stop bars, crosswalks, etc.;
- 4) Approval of stormwater management;
- 5) Approval of soils management plan, with detailed reviews occurring as detailed site planning progresses;
- 6) Approval of dumpster location and pad by Public Works and Engineering, to include screening, with location requiring further engineering study;
- 7) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 8) Incorporating plan for exterior lighting consistent with Springbrook Farm fixtures and temperature matrix, if lighting is to be included as part of this project;
- 9) Approval by Fire for access/circulation;

- 10) Approval of landscaping plan by Alcoa Tree Board;
- 11) Installation of ADA accessible sidewalks, to city specifications/per Springbrook Farm standard detail, along the property's private road/common driveway frontage/Franck Street extended (Note that the necessary truncated domes, crosswalks and stop bars shall be incorporated); and,
- 12) Meeting all other city requirements.

Chairman Williams made a motion to approve the site plan, including approval of the exterior building design, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

OTHER BUSINESS:

**None.**

ADJOURNMENT:

There being no further business to come before the commission, Commissioner Rochelle made a motion to adjourn the meeting. Commissioner Johnson seconded the motion, and the meeting was adjourned at 6:29 p.m.



Chairperson, Alcoa Regional/Municipal  
Planning Commission

  
Secretary